



Subject
Property

Mainway

FOR SALE

4046 Mainway

Burlington, ON

Rare Freestanding Office/Industrial
Condominium

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Rare Freestanding Office/Industrial Condominium

4046 Mainway
Burlington, ON

Asking Price
\$2,999,000

Taxes (2023)
\$17,501.28

Possession
Immediate

Condo Fees
\$2,485.66/month



Location

Excellent access to the QEW via the Walkers Line and Appleby Line interchanges



Property Details

Office : 65%
Industrial: 35%

6,382 sf

Main floor: 4,430 sf
Second floor: 1,952 sf

18 ft Clear Height
3 drive-in shipping doors

GE2 Zoning

Well maintained complex

Great mix of private offices, open office area, large boardroom, washrooms on two floors and kitchenette with a recently renovated main floor

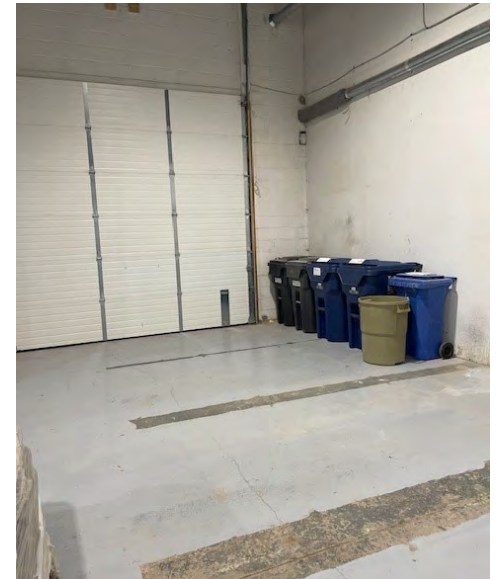


Area Features

Office,
Industrial,
Retail Shopping
Centres,
Restaurants,
Hotels

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Zoning GE2

Permitted Uses include, but are not limited to:

INDUSTRIAL

- Wholesale Trade
- Private Propane Facility
- Construction and Trade Contractors
- Wholesale Building and Construction Materials
- Machinery and Equipment
- Public Transportation
- Cannabis Production Facility
- Leather and Textile Industries
- Furniture and Fixture Industries
- Clothing Industries
- Electrical Products Industries
- Warehouse and Logistics
- Storage Locker Facility
- Training Centre
- Research and Development
- Information and Data Processing
- Knowledge-Based & High Technology
- Pharmaceuticals & Medicines
- Veterinary Service
- Accessory Dwelling Unit (for security or maintenance)

OFFICE

- All Office Uses

AUTOMOTIVE

- Car Wash per Part 1, 2.9
- Motor Vehicle Service Station per Part 1, 2.10
- Motor Vehicle Repair Garage

RETAIL

- Convenience Store (f)
- Nursery or Garden Centre (f)
- Machinery & Equipment (f)
- Computer Hardware & Software (f)
- Office Furniture & Equipment (f)

SERVICE COMMERCIAL

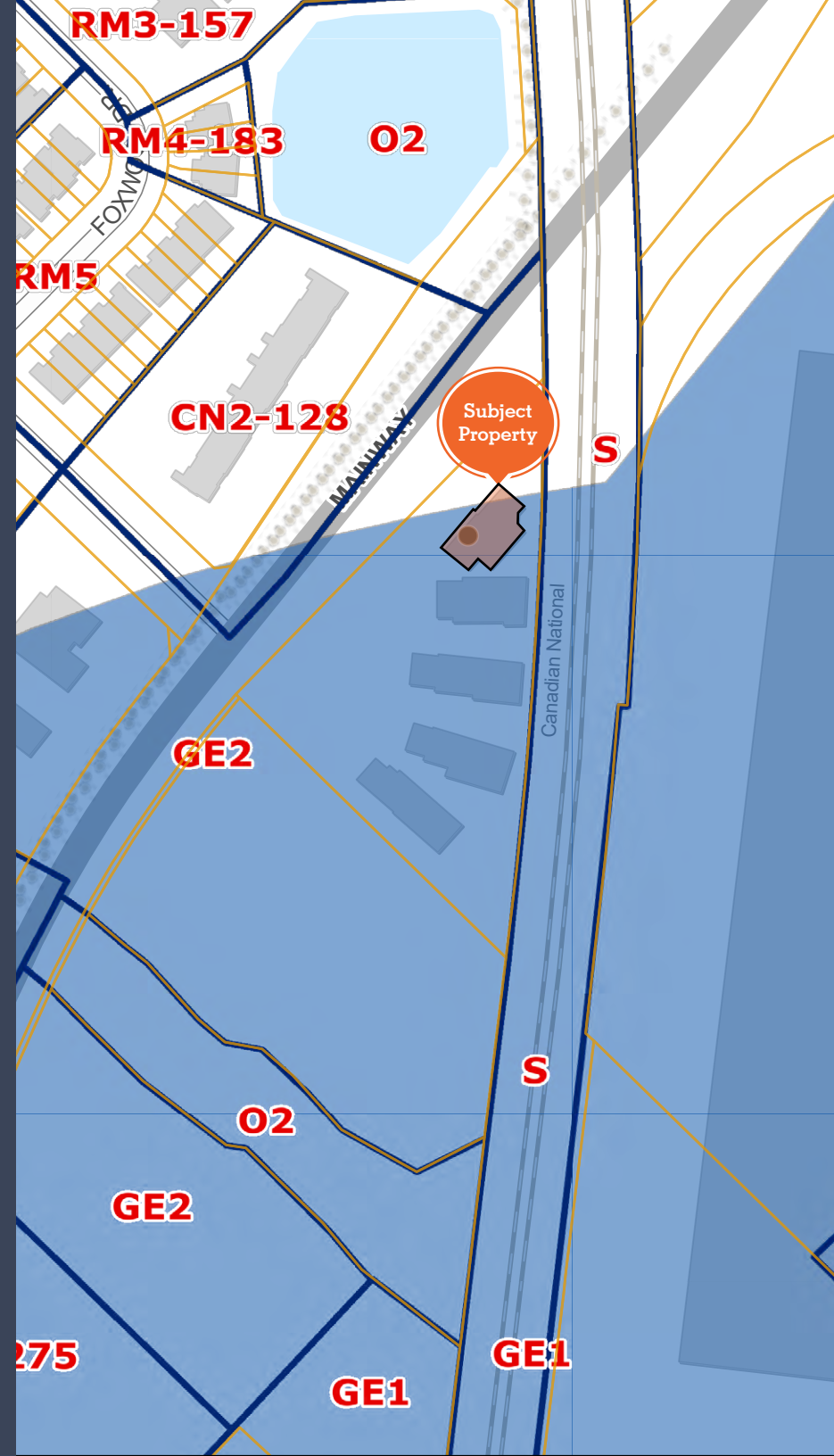
- Standard Restaurant (f)
- Standard Restaurant with Dance Floor
- Fast Food Restaurant (f)
- Convenience Restaurant
- Banks, Trust Companies, Credit Unions (f)
- Retail Brewery
- Other Service Commercial Uses (f)

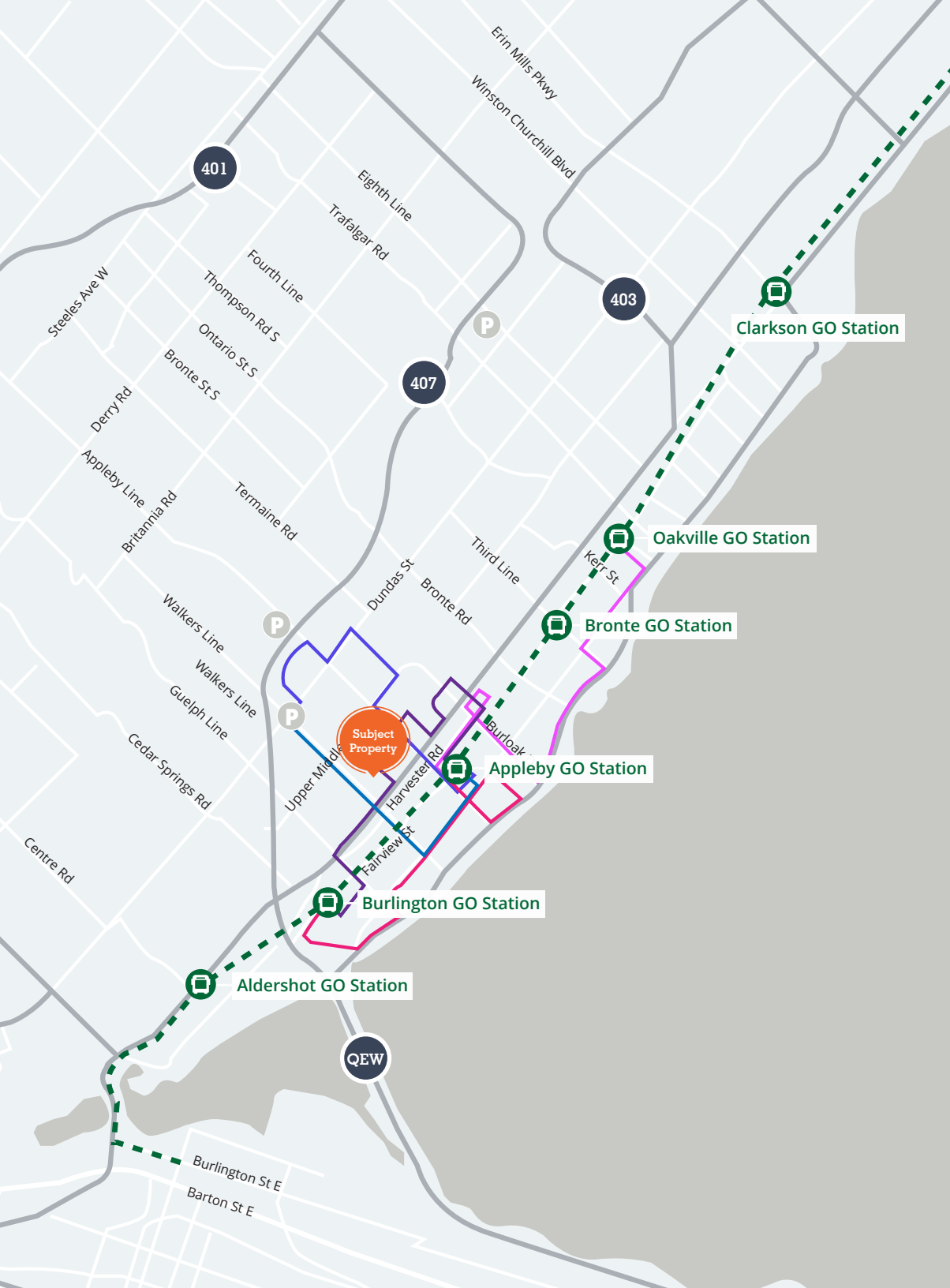
RECREATION

- Recreational Establishment

(a) Not permitted on lands abutting a residential zone

(f) Permitted on a lot having a total building floor area of 3000 m². The total floor area of all retail, service commercial and recreation uses shall not exceed 15% of the floor area of each building within which a retail or service commercial use is located. Notwithstanding the above, a restaurant may occupy up to 100% of the total floor area of a single building on a lot, provided that the total existing building floor area of all buildings on the lot is not less than 3000 m², and provided the lot abuts an arterial, multi-purpose arterial, or minor arterial road. Where multiple contiguous lots are developed as one comprehensive development or under a single comprehensive site plan, all lots shall be deemed to be one lot for purposes of applying this zoning regulation.





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Oakville Transit

● 14A Lakeshore

Burlington Transit

● 11 Sutton-Alton

● 81 North Service

● 10 New-Maple

● 25 Walkers

● 3 Guelph - Downtown

● 80 Harvester

 **GO Transit**
1 Lakeshore West

 **Hwy 407**
Carpool lot



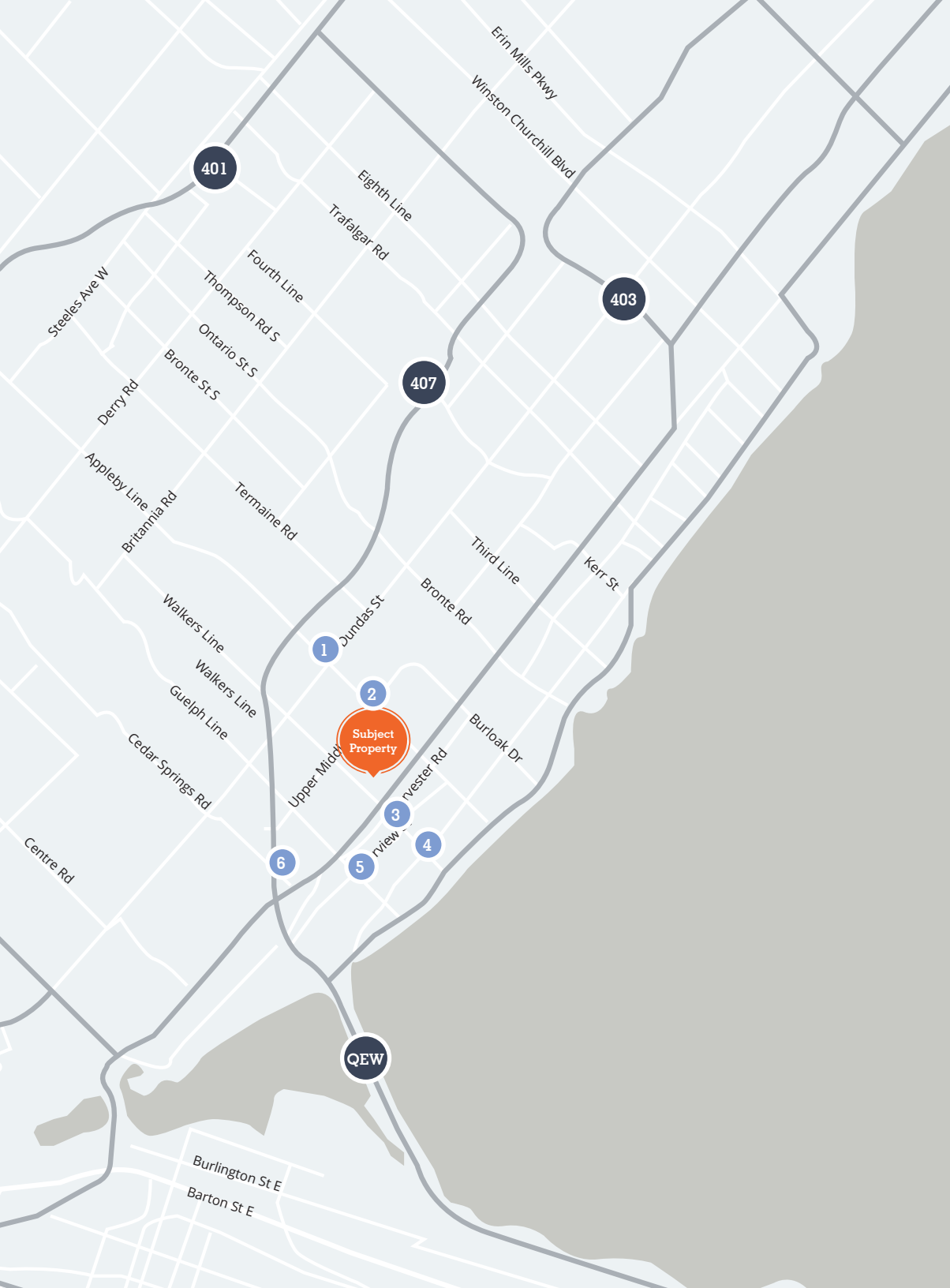
30 Minutes to
Pearson International Airport



45 Minutes to
Downtown Toronto



1 Hour 20 Minutes to
US Border



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Amenities

1 SmartCentres Burlington North

- Lowe's
- Walmart
- Petro Canada
- LA Fitness
- Boston Pizza
- Fortino's
- Husky
- Sunset Grill
- Bulk Barn
- Hero Certified Burgers

- ### 2
- LCBO
 - Rona
 - Mucho Burrito
 - Tim Horton's
 - Pizzaville

- Swiss Chalet
- Turtle Jack's
- The Pita Pit
- Metro

- ### 3
- Pioneer
 - Esso
 - Tim Horton's
 - Wendy's

- ### 4
- Fortino's
 - Petro Canada
 - CIBC
 - LCBO
 - RBC

- Shoppers Drug Mart
- Starbucks
- McDonald's
- Rexall

5 Burlington Shopping Centre

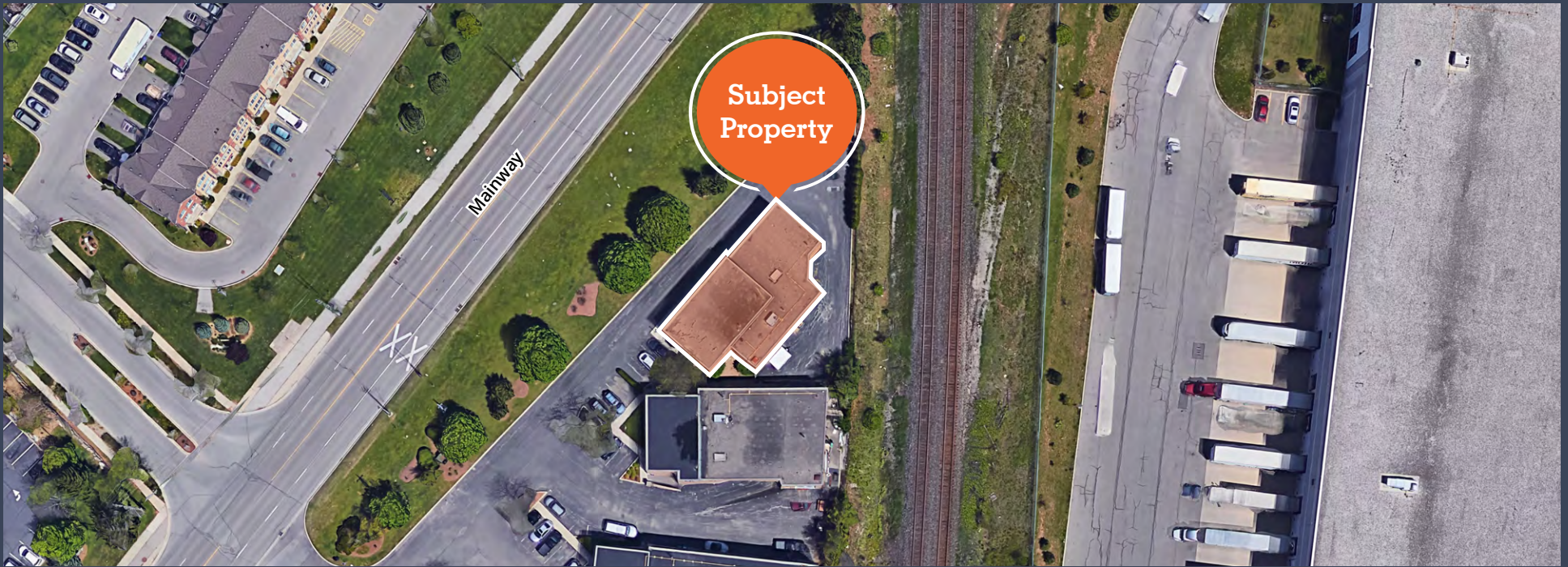
- Starbucks
- Canadian Tire
- Winners
- Pizza Pizza
- Chapters
- TD
- KFC
- Burger King
- Kelsey's
- Red Lobster
- Harvey's
- Scaddabush
- Wendy's
- Food Basics
- Party City

- ### 6
- Sobeys
 - Shell
 - LA Fitness
 - Indigo
 - The Pita Pit

- Best Buy
- Dollarama
- Milestones
- Tim Horton's
- Best Buy

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